008.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,400 / 883,400
					USE VALUE:	883,400 / 883,400
					ASSESSED:	883,400 / 883,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YERUKHIMOV ALYSSA & ALEKSEY L
Owner 2:	
Owner 3:	
Street 1:	73 FREEMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FLANAGAN MARY -
Owner 2:	-
Street 1:	73 FREEMAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,545 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2819 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3545.000	462,300		421,100	883,400
Total Card	0.081	462,300		421,100	883,400
Total Parcel	0.081	462,300		421,100	883,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.37 | /Parcel: 313.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 7450

GIS Ref

GIS Ref

Insp Date 10/21/17

!801!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	462,500	0	3,545.	421,100	883,600	883,600	Year End Roll	12/18/2019
2019	104	FV	358,200	0	3,545.	447,400	805,600	805,600	Year End Roll	1/3/2019
2018	104	FV	382,100	0	3,545.	326,300	708,400	708,400	Year End Roll	12/20/2017
2017	104	FV	358,800	0	3,545.	284,200	643,000	643,000	Year End Roll	1/3/2017
2016	104	FV	358,800	0	3,545.	242,100	600,900	600,900	Year End	1/4/2016
2015	104	FV	320,500	0	3,545.	236,900	557,400	557,400	Year End Roll	12/11/2014
2014	104	FV	320,500	0	3,545.	194,700	515,200	515,200	Year End Roll	12/16/2013
2013	104	FV	333,200	0	3,545.	185,300	518,500	518,500		12/13/2012

PRINT

Date	Time
12/10/20	16:31:12

LAST REV

Date	Time
10/26/20	11:57:41

danam

801

USER DEFINED

Prior Id # 1:	7450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLANAGAN MARY,	73589-303	1	11/4/2019		1,005,000	No	No		
FLANAGAN FRANK	24500-98		4/29/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	987	Dormers	138,500	O				
4/18/2003	282	Re-Roof	7,650					
5/24/2002	376	Porch	12,750	C				REBUILD 2 REAR POR

ACTIVITY INFORMATION

Date	Result	By	Name
2/3/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	MM	Mary M
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	197	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3545		Sq. Ft.	Site		0	80.	1.48	1									421,081						421,100	

Total AC/HA: 0.08138 | Total SF/SM: 3545 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 421,081 | Spl Credit | Total: 421,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE/BLACK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02247250
Const Adj.:	0.97757620
Adj $ / SQ:	169.923
Other Features:	122500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669978
Depreciation:	207693
Depreciated Total:	462285

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

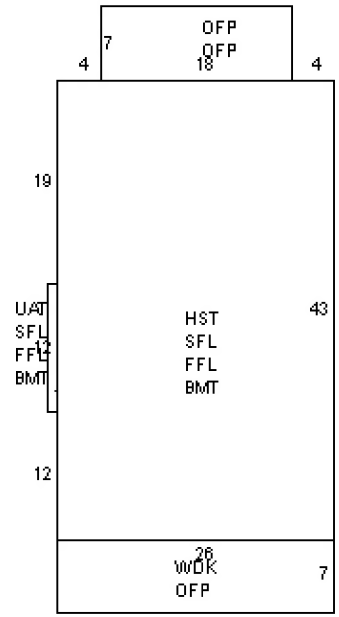
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.92
Special Features:	0	Val/Su Net:	101.20
Final Total:	462300	Val/Su SzAd	163.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,130	50.980	57,604
FFL	First Floor	1,130	169.920	192,013
SFL	Second Floor	1,130	169.920	192,013
HST	Half Story	559	169.920	94,987
OFP	Open Porch	434	19.850	8,613
WDK	Deck	182	11.240	2,045
UAT	Upper Attic	3	67.970	204
	Net Sketched Area:	4,568	Total:	547,479

Size Ad	2819	Gross Are	5136	FinArea	2819

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	